



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
APRIL 29, 2021
8:30 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Christine Chaney, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Luke Boodram, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Christina Caserta, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette Del Grosso, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Linda Holloway, Sr. Code Compliance Officer
Michael Jordan, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Sr. Code Compliance Officer
Evan Oaks, Code Compliance Officer
Karl Peterson, Fire Safety Inspector
Wilson Quintero Jr., Code Compliance Officer
Will Snyder, Code Compliance Officer
Reginald White, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE-19120404; CE-19120594: Stephanie Toothaker
CE20101075: Craig Mills
CE20081132; CE-20010217: Gregory McAloon
CE-19110028: Oscar Soto
CE20120912: Brad Cohen
CE20121087: Brenda Flowers; Pedro Moros
CE21020264: Dexter Laramore
CE20090366: Courtney Crush
FC21010015: Gerald Katz
CE21020925: Brian Friedman
CE20101247: Jonathan Krystofik
CE21011010: Aaron Rokosz
CE-19110032: Mitchell Scavone
CE21020755: Jay Livingston; Howard Sklar
CE19061661: Charlie Velenovsky
CE20110140: Angie Espinoza
CE20090721: Omri Bloch; Arnon Bloch
CE20090879; CE20110176: Ronald Laflamme; Eric Telusma
CE20110082: Maria Vaca

CE21010340: Gerald George
CE20120224: Stacy Bejerano
CE21020594: Sonya Burrows
CE20101299: Veronica Brown
CE20080492: Stacey Nowden; Shannon Nowden
CE17121903: Jean Martindale
CE20100749: Paul Wigoda
CE20120758: Tristan Ciaciolo
CE20080381: Paz Kaspi
CE20110408: Larry Rojas
CE20120337: Nerlande Joseph
CE20030722: Jack Seiler
CE17031465: Matias Fagnilli
CE19060821: Joycelene More
CE15051814; CE16050455: Fernando Gonzales
CE10062479: Stephen Iacona
CE17010673: Sheleen Kahn
CE06110317: John Psomopoulos
CE16011458: Greg Brewton

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CE20120854: Denisha Robinson Adams
CE20101119: Michael Koski

CE18060215: Bijan Pardis

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in. The meeting was called to order at 8:45 A.M.

Case: CE-19110028

Continuance

323 MOLA AVE
ASHITA HOMESTEAD LLC

Stephanie Bass, Code Compliance Supervisor, said the property was first cited on 11/1/19 for the following violation:
47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR CITY RIGHT-OF-WAY.

Supervisor Bass stated on 3/30/21, a remediation plan between the City and the owner had been agreed upon. The City was requesting a finding of fact that the violation existed, and recommended ordering compliance within 182 days or a fine of \$100 per day.

Oscar Soto agreed that the property would be in compliance within 182 days.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day.

Case: CE20090879

Administrative Hearing - Appeal

1326 NE 14 AVE
LAFLAMME, RONALD J & MARGARET M

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Paulette DelGrosso, Code Compliance Officer, testified that the property had been cited on 9/24/20 and the trash remained on 9/28/20. The City had subsequently removed the trash.

Ronald Laflamme said the trash was from the nearby construction site, and pointed out that there were boxes for new appliances among the debris. He noted that the property on which the trash was deposited had been unoccupied at the time, so there was no one to report the posted citation to him. He requested the fine not be imposed.

Judge Purdy denied the appeal.

Case: CE20100749

Citation

2600 NE 30 ST
WIGODA, PAUL & RUTHY & NIELSEN, BETH

This case was first cited on 10/20/20 to comply by 10/22/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Paul Wigoda said the property was occupied by a tenant and he became aware of the violation when a neighbor informed him about the beehive. He had called a pest control company, who was unable to locate a beehive on the property. Mr. Wigoda stated the inspector had been unable to tell him the location of the beehive. The neighbor informed him that the

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bees were still coming onto her property and he hired a second pest control company, who discovered the bees were coming from inside a wall that separated his property from his neighbor's and removed it. Mr. Wigoda noted that he had done all that was possible and he did not feel he should be fined. He read the report from the first pest control company stating they could not locate the source of the bees.

Officer Koloian said Mr. Wigoda's tenant had not allowed access to the yard when inspectors visited. The neighbor also had a welt from an apparent bee sting. She acknowledged it had taken another visit from a second pest control company to locate the bees.

Judge Purdy imposed the \$3,500 fine.

Case: CE20120758

Citation

2619 MARION DR

2619 MARION VILLA LLC

This case was first cited on 12/22/20 to comply by 12/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$44,800 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Tristan Ciaciolo stated the owners were elderly and wanted to cease operating the vacation rental during the pandemic but had not realized that they must do anything when the certificate expired. The owners had been living at the property when it was cited. The owners had recently renewed the certificate in order to comply, even though the property was now owner occupied. She added that someone had taken the photos and created fraudulent accounts offering to rent the property. Ms. Ciaciolo requested abatement of the fines.

Ms. Hasan said the language in the ordinance made imposition of the fine mandatory. Ms. Ciaciolo said her clients were not aware of the ability to file an appeal. She described her efforts to remove the fraudulent accounts. Judge Purdy advised Ms. Ciaciolo to apply for a lien reduction.

Officer Williams noted this was a repeat violation. She said the citation include notice regarding the appeal process.

Judge Purdy imposed the \$44,800 fine.

Case: FC21010015

506 SE 16 ST

BRIDGE II AT 16TH STREET LLC

Service was via posting at the property on 4/8/21 and at City Hall on 4/15/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS:

1:19.1.2, FFPC 6th **COMPLIED**

COMBUSTIBLE WASTE MATERIAL HAS ACCUMULATED IN A MANNER THAT
CREATES A FIRE HAZARD TO LIFE OR PROPERTY.

MO Sec. 9-313, **COMPLIED**

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

1:1.7.7.2, FFPC 6th **COMPLIED**

THERE IS STORAGE IN THE ELECTRIC METER ROOM.

NFPA 101:7.10.5.2.1,

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.9.2.1, FF

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THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:4.5.8.1, FFPC

THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

1:13.6.4.3.2.1, FFPC **COMPLIED**

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED
BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Gerald Katz said they should be in compliance within one week.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE20081132

309 SW 13 ST

MCALOON, GREGORY

This case was first heard on 1/14/21 to comply by 1/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$38,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

James Fetter, Code Compliance Officer, confirmed the property was not in compliance.

Gregory McAlloon stated this case was currently on appeal in the circuit court and requested no fine be imposed until the outcome of the appeal was known.

Ms. Hasan said she would agree to a stay of any further enforcement, pending the outcome of the appeal.

Judge Purdy continued the case for 91 days, to July 29, for a status report.

Case: CE20120224

Citation

1415 SW 1 ST 1-8

MODEST NOOK LLC

This case was first cited on 12/8/20 to comply by 12/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed. No appeal had been received.

Michael Jordan, Code Compliance Officer, confirmed the property was now in compliance.

Stacy Bejerano said she had taken care of the violation within 24 hours. She said she had paid someone to remove the trash and had photos and receipts. Officer Jordan said he had visited the property the day after the owner phoned him and complied the case.

Judge Purdy imposed the \$3,500 fine.

Case: CE21010340

1405 SW 1 ST 1-3

GEORGE, GERALD V

Service was via posting at the property on 3/22/21 and at City Hall on 4/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

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VIOLATIONS:

18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

9-304(b)

THE GRAVEL DRIVEWAY ON THE SWALE/RIGHT-OF-WAY IS NOT WELL GRADED AND DUST FREE. THE CEMENTED PARKING SPACE(S) IS CRACKED AND IS IN DISREPAIR.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Gerald George said he was in the process of complying the driveway violation. Officer Caracas stated the parking spaces just needed to be repaired.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE21020912

401 NE 8 ST

401 NE 8TH STREET LLC

Service was via posting at the property on 4/5/21 and at City Hall on 4/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-19.4.D.1. **COMPLIED**

THERE IS A BULK CONTAINER STORED IN FRONT OF THE ABOVE PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE18090140, CE19010121) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and said the property was now in compliance. He requested a finding of fact that violation 18-12(a) had existed as cited.

Brad Cohen said this area hosted street fairs there were other businesses in the area. He said a cleaning crew visited the property every other day to keep the property clean. Mr. Cohen stated he had visited the property on the day it had been cited and he had not seen any trash. He asked if the City had photos of the trash for which he had been cited.

Julio Davila, Code Enforcement Supervisor, agreed the property was cooperating recently. He stated this citation was the result of a complaint. Officer Caracas displayed photos taken when he inspected the property

Judge Purdy found in favor of the City that violation 18-12(a) had existed as cited.

Case: CE20110140

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1229 MIAMI RD
PAT 2 INVESTMENTS LLC
% UPSIDE MANAGEMENT LLC

Service was via posting at the property on 4/5/21 and at City Hall on 4/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-4(c)

THERE ARE DERELICT VEHICLES OR TRAILERS ON THE SWALE (OR) ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17032154) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17032329) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-308(b) **COMPLIED**

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES OVERHANGING/ENCROACHING THE ROOF.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. GRAVEL DRIVEWAYS ARE NOT WELL GRADED AND OR DUST FREE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE IS DEAD FOLIAGE/PALM FRONDS ON THE TREES. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Angie Espinoza said they had complied most of the violations. She stated the owner could not afford the driveway repair right now and requested more time.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

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428 NW 23 AVE
MOROS, PEDRO FERNANDO
HARDEN-MOROS, CHRISTINA

Service was via posting at the property on 4/17/21 and at City Hall on 4/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-21.16.A.

THERE IS A DYING, INVASIVE NORFOLK ISLAND TREE THAT IS IN DECLINING HEALTH AND SHOULD BE REMOVED. THE TREE IN THIS CONDITION THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE. IT IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

18-12(a) **COMPLIED**

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Pedro Moros said multiple family members had contracted Covid over the past year, which had negative financial and emotional impacts on him. He said it would cost \$3,000 to remove the tree, and he did not have the money now. He requested one year to save the money to have the tree removed.

Brenda Flowers, complainant and neighbor, said in December, half the tree had been brown but now all of it was brown. She recalled a coconut palm that was leaning onto her property from Mr. Moro's, which she had asked him to remove but he had not. The tree had subsequently fallen down and caved her roof in. Her insurance company had paid out over \$10,000 to mitigate the roof damage and the mold from the water damage. She had asked, and Mr. Moros refused. To help cover the deductible. She was certain this tree would also fall on her house. Ms. Flowers noted the property was occupied by tenants.

Mr. Moros said the coconut palm Ms. Flowers mentioned had not been leaning onto her property before it was felled by a storm. Since he thought this was an "act of God," he did not feel responsible to help pay for the damage.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Judge Purdy took a brief break,

Case: CE-19120404

Ordered To Reappear

1 N BIRCH RD
LAS OLAS HARBOR CLUB LLC

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,950 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Stephanie Toothaker recalled that at the last hearing, she had informed Judge Purdy that the permits were still pending. She requested an abatement of the fines and offered to pay City costs. Officer Snyder said the permit had been issued in October 2020 and Ms. Toothaker argued it was not issued until 2021. She said they were required to perform an archeological review on the site before the permit was issued. She stated the property had been in DRC review to redevelop the property. Once they were cited for the docks, she had filed permit applications for the dock separately.

Officer Snyder said administrative costs totaled \$338 and \$1,060 represented 20% of the total fines.

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Judge Purdy imposed a fine of \$1,060 for the time the property was out of compliance.

Case: CE-19120594

Ordered To Reappear

7 N BIRCH RD

LAS OLAS HARBOR CLUB LLC

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Officer Snyder recommended imposition of the fines, which would continue to accrue.

Stephanie Toothaker said the seawall was being raised and they were adding new docks. The permits were pending.

Stephanie Bass, Code Compliance Supervisor, pointed out that the seawall was in a serious state of erosion and asked if the owner had visited the property. Ms. Toothaker said the owner lived nearby and they were working with neighbors. She stated the permit was to bring the seawall up to the new City code and the permit applications were in review. Ms. Toothaker described what still needed to be done to comply.

Judge Purdy granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/24/21 hearing.

Case: CE21020925

519 NW 23 AVE

REAL ESTATE SERVICES & MGM INC

% DANE T STANISH P A

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-280(b)

THERE ARE BUILDING PARTS SUCH AS INTERIOR CEILING FOUND WITH CRACKS RESULTING IN LEAKS. THE BATHROOM DOOR AND REAR BACK DOOR LOCK IS BROKEN AND OR DETERIORATED AND NOT MAINTAINED.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ITEMS SCATTERED ABOUT THE FRONT OF THIS RMS-15 RESIDENTIAL ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47-5.19.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

9-280(g)

THERE ARE ELECTRICAL APPLIANCES/ACCESSORIES SUCH AS A STOVE NOT MAINTAINED IN A GOOD AND SAFE WORKING CONDITION.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of

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\$50 per day, per violation.

Brian Friedman said he was evicting the tenant, who had been denying access to the property. He was unsure that 35 days would be sufficient. Officer Holloway suggested 49 days.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

Case: CE20030722

Continuance

3015 SEVILLE ST

BREAKERS SEVILLE APARTMENTS INC

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-19.5.D.5.

THE EAST SIDE BORDER WALL ON THE PROPERTY IS NOT IN GOOD REPAIR.

THE WALL IS NOT SECURE, LEANING, STAINED AND DIRTY.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day

Jack Seiler said he represented the adjacent property owner, who had originally been cited for the wall. He noted that the wall prevented erosion because it held two to three feet of soil in place. In February, his client had agreed to split the cost of the wall with this property owner. He said the City had also informed him that many trees on his client's property must be removed. Mr. Seiler added that his client had suffered a heart attack in February, and he had been coordinating the contracts for the work.

Judge Purdy continued the case to May 27, 2021.

Case: CE21011010

628 NW 22 RD

WHATEVER HOLDINGS LLC

Service was via posting at the property on 4/3/21 and at City Hall on 4/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **WITHDRAWN**

18-12(a) **COMPLIED**

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Aaron Rokosz said he had contacted a landscaper about replacing the sod and requested the case be continued.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE21020755

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977 NW 19 AVE
977 NW 19 AVENUE CORP

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-19.5.D.5. **COMPLIED**

THE BUFFER WALL ON BOTH SIDES OF THE PROPERTY IS IN NEED OF REPAIR. THERE ARE MISSING AND BROKEN SECTIONS OF CONCRETE WITH DISCOLORATION OF MILDEW STAINS ABOUT THE EXTERIOR.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Jay Livingston wanted clarification about which portions of the landscaping were still in violation and officer Holloway pointed it out.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE20090721

1314 NW 8 AVE A
OMFL INVESTMENTS LLC

This case was first heard on 1/14/21 to comply by 2/17/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,700 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$442.

Omri Bloch said his mother owned the property but she had been out of the country when the property was cited. As soon as she returned, Mr. Bloch had contacted Officer Holloway and taken care of the violations.

Judge Purdy imposed a fine of \$1,000 for the time the property was out of compliance.

Case: CE20090366

501 ORTON AVE
GRAND PALM PLAZA LLC

Service was via posting at the property on 3/22/21 and at City Hall on 4/15/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE19071022, CE19050103 AND CE18062242. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT REGARDLESS OF ANY ACHIEVED COMPLIANCE.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of

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\$50 per day.

Courtney Crush said the buildings had been closed and requested 14 days.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE20080381

2941 SE 5 ST
GRANITEFL LLC

Service was via posting at the property on 4/7/21 and at City Hall on 4/15/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-19.5.E.7. **COMPLIED**

THE FENCE AND FENCE SCREEN AT THIS VACANT LOT ARE NOT MAINTAINED
AND IS IN DISREPAIR.

18-1. **COMPLIED**

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC
NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY
ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT
PROPERTIES.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Paz Kaspi said all violations were now in compliance and asked Officer Snyder to reinspect.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE-20010217

3325 NE 16 CT
TRIANGOLO, EDWARD P JR

Service was via posting at the property on 3/22/21 and at City Hall on 4/15/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT
PERMANENT ON THE ROOF.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Gregory McAloon said the owner had hired a contractor to clean the roof but this had not cured the violation. He wanted to hire another contractor. Mr. McAloon requested 60 days.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE-19110032

Ordered To Reappear

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716 SOLAR ISLE DR
HEDMAN, HENRIK

This case was first heard on 2/20/20 to comply by 4/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended a 63-day extension.

Mitchell Scavone said they needed 10 working days to complete the seawall and another 20 days to complete the dock.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE20120337 Citation
3015 N OCEAN BLVD
BERKLEY SOUTH CONDO ASSN INC

This case was cited on 12/15/20 to comply by 12/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed. No appeal had been received.

Will Snyder, Code Compliance Officer, recommended imposition of the fine.

Nerlande Joseph said they had stopped the emergency repair when Officer Snyder cited the property. It had taken a contractor two days to make the repair and comply. She had provided the invoice from the contractor indicating the violation was complied on 12/17/20.

Officer Snyder said he could not make out the date stamp on his photos but he recalled the violation persisted after 12/17/20. He reexamined the photos and said the violation still existed on 12/17. He noted the violation was not the plumbing failure but discharging water into the storm drain system. He said there were photos of this occurring on 12/17. The violation was observed to be complied on 12/31.

Judge Purdy imposed the \$2,100 fine.

Case: CE20120854
1940 NW 12 AVE
ROBINSON-ADAMS, DENISHA H/E JONES, EARNEST

Personal service was made on 3/31/21. Service was also via posting at City Hall on 4/15/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
VIOLATIONS:

47-34.4.B.1. **COMPLIED**

THERE IS AN UNLAWFUL OVERNIGHT PARKING OF VEHICLE DESIGNED FOR
COMMERCIAL PURPOSES AT THIS LOCATION.

Officer Exantus presented the case file into evidence and said the property was now in compliance.

Denisha Robinson Adams recalled that Gustavo Caracas, Code Enforcement officer, had determined in 2020 this was not a violation, and she had an email from him pursuant to this. She noted that this truck was not used for commercial purposes; it was a military truck belonging to her husband. Because of these differences of opinion, she said she wanted to "figure out what's correct."

Officer Exantus said the property was in compliance because the vehicle had been removed. He requested a finding of

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fact that the violation had existing as cited.

Ms. Robinson Adams requested an opinion from Judge Purdy regarding whether or not the truck was allowed on the property but he said the question was moot. Ms. Hasan advised Ms. Robinson Adams to speak with Porshia Williams, Code Compliance Manager about this.

Case: CE21020264

446 NW 20 AVE

LARAMORE, NJERI & LARAMORE, BRAXTON ET AL

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY INCLUDING BUT NOT LIMITED TO THE BACK YARD.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Dexter Laramore agreed to bring the property into compliance.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21020594

1552 NW 6 ST

BURROWS, GEORGE L SR & BURROWS, SONYA L

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BUT NOT LIMITED TO FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Sonya Burrows said the fascia board repair was ongoing and she had cut back the trees. She had informed the inspector that in the past, the City had allowed them to maintain the customer parking area by putting down gravel. The inspector had advised her to contact Zoning and Burt Ford, Zoning Chief, had advised her to find the original permits from 1952 to see what was authorized then. Those permits did not specify the ground in the parking area. Her general contractor had provided her with a written plan, which called for using milling asphalt and Mr. Ford had approved. Ms. Burrows said the quote was substantial and she requested three months.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE19061661

1212 NW 11 PL

WV INVESTMENT GROUP LLC

Service was via posting at the property on 4/9/21 and at City Hall on 4/15/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-12(a) **COMPLIED.**

9-306 **COMPLIED**

18-1. **COMPLIED.**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-305(a) **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Charlie Velenovsky said they had put approximately \$7,000 into the property since they purchased it last year. He said most of the sod had already been put down in the swale.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE20080492

Citation

2112 NE 32 AVE

NOWDEN, SHANNON;

NOWDEN, STACEY A

This case was first cited on 9/3/20 to comply by 9/8/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,400 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Sr. Code Compliance Officer, recommended imposition of the fine.

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Stacey Nowden said they had immediately stopped advertising the property and had provided evidence of this. She had next applied for the certification and they had not rented the property until after they had the license.

Officer Champagne said Officer Jolly had complied the violation on 10/16/20. Ms. Nowden said 10/16 was the date the vacation rental certificate was issued. She reiterated that they had complied the violation immediately and said she contacted Inspector Jolly on 9/8/20 to let him know. She had provided proof that all reservations for September and October were cancelled. Officer Champagne said the ads were still running and this was why the fines had run. Ms. Nowden repeated that the ads had been taken down immediately.

Officer Champagne suggested rescheduling the case until Inspector Jolly was present. Ms. Jordan agreed to review the documents and recall the case later in the hearing.

Upon returning to the case, Ms. Jordan said they had verified that the vacation rental was still up on Booking.com.

Shannon Nowden said they had only advertised on Airbnb and Vrbo, never on Booking.com. He suspected this was a fraudulent ad.

Ms. Hasan said the "ad that you're seeing" indicated the property was not accepting reservations but it was still visible. The City required the ads to be completely removed to prevent an owner from reactivating the ad immediately after being found in compliance. The City's position was that the property was still being advertised. She said no appeal had been filed, so "to raise issues that it was potentially a false advertising, we're kind of at where we're at" and that was why the inspector complied the case once the property was registered.

Mr. Nowden reiterated that they had cancelled all of the coming reservations as well as the ads. He also repeated that they had never advertised on Booking.com, so they had no way to remove that listing. They saw no need to appeal, because they had taken appropriate steps to comply. Mr. Nowden stated they had actually received the license on October 1, not October 16.

Julio Davila said the Booking.com ads were dated the twelfth and the twenty-ninth. Mr. Nowden said again that they did not advertise on Booking.com.

Porshia Williams, Code Compliance Supervisor, said she believed the owner had not advertised the property on Booking.com. She suggested a finding of fact that the violation had existed as cited.

Judge Purdy found for the City that the violation had existed as cited.

Case: CE20101299

Request For Extension

1608 NW 15 ST

BROWN, VERONICA

This case was first heard on 2/25/21 to comply by 4/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Veronica Brown said she had picked up the permit on 4/26/21 and the contractor should start work on May 3. She said she had been working on violations as she had the money to do so. She requested 60 days.

Bovary Exantus, Code Compliance Officer, suggested 84 days.

Judge Purdy granted an 84-day extension, during which time no fines would accrue.

Case: CE17121903

2433 SEA ISLAND DR

MARTINDALE, JEAN LE

This case was first heard on 11/15/18 to comply by 5/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting the full fine be imposed.

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Linda Holloway, Senior Code Compliance Officer, said the owner had experienced problems with the insurance company and with contractors. She said administrative costs totaled \$1,196 but she would not oppose a further reduction.

Jean Martindale stated none of the delays had been her fault. The first roofer had abandoned the job and the second had gone out of business. Then it had been very difficult to find another contractor during the pandemic. She requested no fines be imposed.

Judge Purdy imposed no fine.

Case: CE20110082

1905 MIAMI RD

VACA, MARIA ELENA

Service was via posting at the property on 4/5/21 and at City Hall on 4/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-20.20.(H)

THE FRONT PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY.

THERE ARE POTHOLES, MISSING WHEEL STOPS AND FADED LINES.

9-280(g) **COMPLIED**

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX, KITCHEN NOT FUNCTIONING PROPERTY AND REFRIGERATOR IN STATE OF DISREPAIR.

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17101862) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO CEILING, WINDOWS, DOORS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Maria Vaca said a tenant she evicted had called Code Enforcement in retaliation. She stated she had uploaded her own photos the previous day. She reviewed the violations and how the inspector had advised her to comply them.

Reginald White, Code Compliance Supervisor, said he had discussed the violations with Ms. Vaca at the property. He described the violations. Porshia Williams, Code Enforcement Manager, stated a gravel driveway was not allowed on a

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multi-family property. She noted that Ms. Vaca seemed unwilling to comply the violations.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy took a brief break

Case: CE20101247

Citation

617 NE 9 AVE 1-2
617 NE 9TH AVENUE LLC

This case was first cited on 11/4/20 to comply by 11/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Sr. Code Compliance Officer, recommended imposition of the fine.

Jonathan Krystofik, property manager, said they had purchased the property with a DVPR, and there had been an error in the documents he filed to transfer it from the previous owner, which had delayed approval. He said he had delisted the property when the inspector advised him to do so. He felt he had spoken with the appropriate people and taken the appropriate steps. Stephanie Bass, Code Enforcement Supervisor, said the DVPR was separate from the City of Fort Lauderdale. She said the property had continued to be advertised while Mr. Krystofik was applying for the DVPR. He stated the account had been in control of the previous owner and he had delisted the property as soon as he was able to. Supervisor Bass stated the property was delisted on December 19 so fines had run from November 10. Supervisor Bass requested imposition of the fines.

Judge Purdy imposed the \$7,800 fine.

Case: CE20101119

Citation

2036 NE 21 AVE
GEORGE L KOSKI REV LIV TR
ELIZABETH C KOSKI REV LIV TR

This case was first cited on 11/21/20 to comply by 11/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$30,400 and the City was requesting imposition of the fines. No appeal had been received.

Leonard Champagne, Sr. Code Compliance Officer, said the ads had been removed, so the property was now in compliance. He recommended imposition of the fines.

Michael Koski said they had contacted Officer Jolly after receiving the notice on April 14 and cancelled the advertising immediately. He said his father owned the property and was not aware of the November citation. Staff advised Mr. Koski that his father could apply for lien reduction.

Judge Purdy imposed the \$30,400 fine.

Case: CE20110408

3001 N OCEAN BLVD
3001 NORTH OCEAN LLC

Service was via posting at the property on 4/7/21 and at City Hall on 4/15/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-1. **COMPLIED**

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC
NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE

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PROPERTY IS ADVERSELY AFFECTING AND IMPAIRING THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Snyder presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-306 within 42 days or a fine of \$50 per day, per violation.

Larry Rojas said he had remediated the trash and overgrowth already. He said they had applied for permits to demolish the property and they intended to redevelop.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-306 within 42 days or a fine of \$50 per day, per violation.

Case: CE20030210

2675 SW 13 ST

LONE PALM PROPERTIES LLC

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

Luke Boodram, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

24-27.(b)

COMPLIED.

Officer Boodram presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE20020419

1395 W SUNRISE BLVD

DACAPA LLC

Service was via posting at the property on 3/19/21 and at City Hall on 4/15/21.

Leonard Champagne, Sr. Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-21.11.A.

THE LANDSCAPING AT THIS COMMERCIAL PROPERTY IS NOT BEING PROPERLY MAINTAINED. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE REAR AND FRONT SWALES.

47-19.4.D.1. **COMPLIED**

THE DOOR OF THE DUMPSTER ENCLOSURE IS BROKEN AND HAS FALLEN OFF THE HINGES. THE ENCLOSURE NEEDS TO BE REPAIRED AND PAINTED.

47-20.20.(H) **COMPLIED**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING STRIPES ARE FADED. THERE ARE BROKEN PARKING BUMPERS AND THE ASPHALT SURFACE IS FADED.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE21020408

505 SW 20 AVE

FENSTER, GEDALE

Service was via posting at the property on 4/19/21 and at City Hall on 4/15/21.

Michael Jordan Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS STORED OUTDOORS ON THE PATIO AND DUMPSTER AREA.

9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE SWALE AREA IS IN POOR CONDITION.

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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Officer Champagne presented the case file into evidence and said all violations were now in compliance. He requested a finding of fact that the violations had existed as cited.

Judge Purdy found in favor of the City that the violations had existed as cited.

Case: CE20091258

1201 NW 4 ST

SIXTH STREET CORP

Service was via posting at the property on 4/19/21 and at City Hall on 4/15/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-313.(a) **COMPLIED**

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

Case: CE19100353

639 NW 6 AVE

SUNSHINE SHIPYARD LLC

Service was via posting at the property on 3/27/21 and at City Hall on 4/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-4(c) **COMPLIED**

THERE ARE DERELICT VEHICLES ON THE SWALE AREA OF THIS PROPERTY CONSISTING OF INOPERABLE VEHICLES, EXPIRED TAGS AND OR NO TAGS.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, AS WELL AS MISSING AND PEELING PAINT.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND OR WEEDS AS

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WELL AS TRASH, RUBBISH, LITTER AND OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-21.11.A.

THE LANDSCAPING ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE MISSING AND BARE AREAS OF LAWN COVER ON THE PROPERTY AND OR SWALE AREA.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE21010669

1013 NW 11 CT

SMITH, HUBERT E

Service was via posting at the property on 3/27/21 and at City Hall on 4/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-1.

THERE IS A MOTORCYCLE BEING STORED ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO MULTIPLE BOATS, COOLERS, A TRAILER AND OTHER MISCELLANEOUS ITEMS. OUTDOOR STORAGE IS PROHIBITED IN THIS RS-8 ZONING DISTRICT PER ULDR TABLE 47-5.11.

9-305(b)

THE LANDSCAPE ON THE SWALE OF THIS PROPERTY IS NOT MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY INCLUDING THE SWALE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE21020624

1447 NW 6 ST

JAMES, LARRY G

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

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Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA IS IN DISREPAIR.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

Case: CE21020829

646 NW 10 TER

LEE, SUK HAN DOROTHY

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, SUCH AS CUPBOARDS, INTERIOR DOORS, WALLS, BASEBOARDS, INTERIOR CEILING, WINDOWS AND CABINETS.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN A PROPER WORKING ORDER.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-276(c)(3)

THERE ARE RODENTS, VERMIN AND OR OTHER PESTS AT THIS LOCATION.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

47-34.1.A.1. **COMPLIED**

THERE ARE OUTDOOR STORAGE ITEMS SCATTERED ABOUT THE FRONT AND EASTERN SIDES OF THIS RS-8 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47-5.19.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE20120550

1217 NW 18 AVE

BENTLEY, LEON & EASTER

Service was via posting at the property on 3/31/21 and at City Hall on 4/15/21.

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Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER ON THE PROPERTY AND SWALE AREA.

18-12(a) **COMPLIED**

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IS NOT WELL GRADED. THERE ARE CRACKS, HOLES AND THE BLACK TOP IS FADED.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE SUPPORT BAR IS BENT. THERE ARE HOLES AND MISSING SECTIONS IN THE FENCE.

18-1. **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21010533

1125 NW 10 PL

ROBINSON, SHARON D & WALKER, JOHNNIE B

Service was via posting at the property on 4/9/21 and at City Hall on 4/15/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING THE UTILITY ROOM.

9-308(b) **COMPLIED**

9-308(a) **COMPLIED**

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT, INCLUDING UTILITY ROOM.

18-1. **COMPLIED**

THERE IS AN EXCESSIVE AMOUNT OF OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF CHAIRS, TABLES, IRON BOARDS, FRIDGE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY, CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY

RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b) **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AREA.

9-313.(a) **COMPLIED**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. ADDRESS NUMBERS ARE MISSING.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE21020600

1574 NW 6 ST

THOMAS, BENJAMIN A

Service was via posting at the property on 4/1/21 and at City Hall on 4/15/21.

Christina Caserta, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS AREAS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Caserta presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: FC20020011

490 SE 21 ST 1-7

BEBLUK, WILLIAM &

ROGOWSKI, RONALD R EST

This case was first heard on 1/14/21 to comply by 2/25/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

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Case: CE20030268

2990 W BROWARD BLVD
7-ELEVEN INC

This case was first heard on 1/14/21 to comply by 1/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,300 fine.

Case: CE20050140

3831 SW 11 ST
TAH 2017-2 BORROWER LLC
%TRICON AMERICAN HOMES LLC

This case was first heard on 1/14/21 to comply by 1/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$27,300 fine, which would continue to accrue until the property was in compliance.

Case: CE-19120584

Request For Extension

1103 NW 7 TER
BOWDEN RESIDENCES CENTRAL LLC

This case was first heard on 3/5/20 to comply by 4/16/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$17,400 fine, which would continue to accrue until the property was in compliance.

Case: CE20101164

Citation

2640 MIDDLE RIVER DR
WODARCZYK, IRENE

This case was first cited on 12/10/20 to comply by 12/15/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$27,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20110531

Citation

1012 SW 5 PL
ROYSHAN ASSET MANAGEMENT LLC

This case was first cited on 12/10/20 to comply by 12/15/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$27,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20080005

Vacate Order Of 9/9/2020

320 SW 12 CT
OWOC, VINCENT & OWOC, AMY

This was a request to vacate the order dated 9/9/20.

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Judge Purdy vacated the order dated 9/9/20.

This case was first cited on 7/31/20 to comply by 7/31/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,250 and the City was requesting a \$250 fine be imposed.

Judge Purdy imposed a fine of \$250 for the time the property was out of compliance.

Case: FC20060012

3278 DAVIE BLVD
SARRIA HOLDINGS II INC

This case was first heard on 1/14/21 to comply by 2/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,600 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Lien Reduction Hearings

Case: CE19060821

843 SW 20 ST
ABOTBOOL, DAVID

Katrina Jordan, Presenter, testified that the lien amount was \$52,800 and City administrative costs totaled \$934.32. The applicant had offered \$1,500 and the City was requesting \$7,920.

Joycelene More explained that a tenant had caused the violations and the owner had evicted the tenant. She said all notices had been sent to the house, but the owner was in Boston and during the pandemic he had not traveled to Fort Lauderdale. The inspector had eventually contacted the owner by phone and Ms. More had immediately hired a handyman to address the violations. The home had been vacant all of 2020 and 2021. Ms. More asked for the fine to be reduced to \$3,000. She said the home had been purchased by the current owner for \$285,000 and there was a contract to sell it for \$300,000.

Judge Purdy reduced the lien amount to \$3,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17031465

813 SW 19 ST
FAGNILLI, MATIAS F FUENTES

Katrina Jordan, Presenter, testified that the lien amount was \$17,300 and City administrative costs totaled \$1,430.12. The applicant had offered \$1,730 and the City was requesting \$2,595.

Matias Fagnilli said he had lost his job in February due to the pandemic. He asked Judge Purdy to reduce the fine.

Judge Purdy reduced the lien amount to \$2,595 payable within 6 months. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE10062479

1118 SW 20 ST
IACONA, STEPHEN

Katrina Jordan, Presenter, testified that the lien amount was \$196,000 and City administrative costs totaled \$468. The applicant had offered \$5,000 and the City was requesting \$58,800.

Stephen Iacona said he and a partner had purchased the property in 2003 and in 2008 this property had gone into foreclosure. He said he had remediated the violations in 2015 or 2016 and the foreclosure was settled in 2018. He had

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not realized that the fines were running or that there was a lien. He stated he now had a contract to sell the property and the closing date was May 14. Mr. Iacona stated if the City accepted his offer of \$5,000, he could pay today. Ms. Hasan said the City was sticking to its request, and noted Mr. Iacona had admitted to being an investor. She stated the lien could have gone to lien reduction years ago, but now that the property was being sold, the lien reduction was a priority for the owner. She requested Judge Purdy reduce the lien to the City's requested amount of \$58,800.

Mr. Iacona noted that he had managed to save the property from foreclosure instead of losing it as of 2018. He did not know what could have cost the \$55,000 to justify that fine amount and stated he could not even sell the property if that was the lien amount.

Judge Purdy reduced the lien amount to \$15,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17010673

1526 NW 11 CT

MATUT, DAVID C/O FULTON

Katrina Jordan, Presenter, testified that the lien amount was \$62,300 and City administrative costs totaled \$1,393.84. The applicant had offered \$500 and the City was requesting \$12,460.

Sheleen Kahn said the owner lived in New York and he had been trying to comply since 2017. She requested leniency and suggested half of the City's request of \$12,460. She said the property had been sold and the closing should be in the next four to six weeks.

Judge Purdy reduced the lien amount to \$8,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE06110317

1636 NW 6 AVE

REALEST GROUP LLC

Katrina Jordan, Presenter, testified that the lien amount was \$584,750 and City administrative costs totaled \$2,225. The applicant had offered \$2,500 and the City was requesting \$58,475.

John Psomopoulos said the violations were from a previous owner and he had purchased the property from the bank in June 2020 and addressed all violations. He planned to move his family into the property.

Ms. Hasan said the property had been granted to the bank via a deed in lieu of foreclosure in January of 2019 and then a corporate entity had purchased the property via warranty deed and flipped it the same day to the current corporate entity via another warranty deed. She said the warrantee deed indicated there was no lien or encumbrance on the property. She was unsure how the property had been transferred by warranty deed with these City liens.

Mr. Psomopoulos said he thought he had purchased the property from the bank. He said he may be able to afford \$10,000 to \$15,000.

Ms. Hasan said this was an "alleged arm's length transaction" and under a warranty deed, the price was \$179,000 while the assessed value was \$310,700 per BCPA, subject to the City's lien of over half a million dollars. So arguably, the corporate purchaser had benefitted from purchasing the property well below market value and was asking the City to forgive 95% of a lien that has been on the property for some time.

Judge Purdy reduced the lien amount to \$29,237.50 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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Case: CE16011458

2307 N OCEAN BLVD
ADARME, NOEL EST
%LEONARD & MORRISON

Katrina Jordan, Presenter, testified that the lien amount was \$167,075 and City administrative costs totaled \$900. The applicant had offered \$2,424 and the City was requesting \$10,000.

Greg Brewton said the owner had experienced extreme health issues and had turned the property over to someone to maintain, but they had not. The owner's estate had corrected all of the violations. The estate did not have a lot of money, and wanted to put more money into the property to rehabilitate it.

Judge Purdy reduced the lien amount to \$10,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18060215

2531 GULFSTREAM LN
PARDIS, BIJAN

Katrina Jordan, Presenter, testified that the lien amount was \$38,800 and City administrative costs totaled \$785.16. The applicant had offered \$785.16 and the City was requesting \$7,760.

BiJan Pardis said none of the delays in compliance was his fault. He stated he was retired and on a fixed income now and could not afford any more than the administrative costs. He said he had spent \$20,000 to address the violations in 2018.

Judge Purdy reduced the lien amount to \$3,880 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same address were heard together:

Case: CE16050455

1035 NW 1 AVE
LAKEVIEW LOAN SERVICING

Katrina Jordan, Presenter, testified that the lien amount was \$20,150 and City administrative costs totaled \$837.46. The applicant had offered \$2,000 and the City was requesting \$4,030.

Fernando Gonzales said when they purchased the property, there were tenants, who had taken three to four years to evict. Then it had taken two years to remove squatters. He said he had documents showing his client had spent over \$40,000 over seven years addressing the violations.

Ms. Hasan speculated that perhaps the owner had not monitored the property to prevent the squatters from taking over after the eviction. She felt the City's request was reasonable.

Judge Purdy reduced the lien amount to \$4,030 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15051814

1035 NW 1 AVE
LAKEVIEW LOAN SERVICING

Katrina Jordan, Presenter, testified that the lien amount was \$145,000 and City administrative costs totaled \$998.74. The applicant had offered \$3,000 and the City was requesting \$14,500.

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Judge Purdy reduced the lien amount to \$10,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Staff entered into evidence the list of complied, closed, withdrawn and rescheduled cases on pages 42 and 43.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20120807

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20101121

CE20101231

CE20101075

CE20110176

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21020297

CE20101060

CE20101101

CE19030592

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20090825

SE20120227


SE21010253

There being no further business, the hearing was adjourned at 2:50 P.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate